



# Gillespie Field Development Council



**A Joint Powers Agreement Between the City of El Cajon and County of San Diego**  
*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Phyllis Trombi  
*Chairwoman*

Bob Parker  
*Vice Chairman*

Cliff Leary  
*Councilman*

Ramzi Murad  
*Councilman*

Barry Bardack  
*Councilman*

**DRAFT – SUBJECT TO GFDC  
APPROVAL October 20, 2009  
MINUTES OF August 18, 2009**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
Phyllis Trombi	Peter Drinkwater
Bob Parker	Roger Griffiths
Cliff Leary	Lee Ann Lardy
Barry Bardack	Sunny Barrett

\*For others present, sign-in sheet is available in the Administration Building office.

Audio of the latest GFDC meeting is available online:  
<http://www.sdcounty.ca.gov/dpw/airports/gfdcagenda.html>

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:05 p.m. Mr. Murad was absent.

2. APPROVAL OF MINUTES

Mr. Bardack made a motion that the minutes of June 16, 2009, be approved as amended. Mr. Leary seconded the motion, which passed unanimously.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

None.

4. CHAIRWOMAN'S REPORT

Ms. Trombi advised that she did not get a copy of the appraisal and that the address listed for her was the GPA P.O. box rather than her home address. She advised that she was therefore not prepared to discuss the appraisal and would rely on her colleagues.

Mr. Bardack thanked Airport Manager Roger Griffiths for his successful work with the FAA to redesign the Gillespie GPS approach.

5. AIRPORT MANAGER UPDATE

Airport Manager Roger Griffith presented the Good Neighbor Report, stating that there were nine noise complaints in June and five in July. He said that there were 19,268 operations in July.

Mr. Griffiths advised that night work for taxiways Alpha and Bravo is in progress.

6. REAL PROPERTY UPDATE

Airport Properties Project Manager Lee Ann Lardy discussed the following:

- Grossmont College held a ribbon cutting for the new parking structure. They thanked Gillespie Field for allowing them to use a portion of the 70 acre property for a temporary parking lot.
- The El Cajon City Council approved the 35 acre Forrester Creek industrial park development. The development site is at the corner of Weld and Cuyamaca. Ms. Lardy indicated she would bring a report on anticipated revenue to the next GFDC meeting.
- Since the last GFDC meeting there have been a series of communications with Gillespie Aviation Lessees Association to answer questions and provide clarification. Ms. Lardy indicated that both parties are working together in the spirit of open and accurate communication. She advised that the appraisal had been completed and determined that market value for rental rates for Gillespie Field Aviation Leases is \$1,300 per acre per month reduced by 3% to \$1,260, based on some of the County's additional rent provisions. Copies of the appraisal were sent to all Master Lessees and GFDC. GALA is having a qualified appraiser review the report. Ms. Lardy indicated that 10 of the 15 lessees have come in to meet with County staff and the meetings had gone very well. The GFDC followed up with questions and comments about the appraisal.

The following members of the public expressed concern regarding increasing lease rates: Van Elliott, Kent Cassidy and GPA President Leslie Day. Wayne Breise, speaking on behalf of the Gillespie Airport Lessees Association, expressed concerns about appraisal conclusions.

- Ms Lardy reviewed the status of the Cajon Center planned development schedule (attached). She explained the status of ambrosia transplant and that the estimated cost of transplantation is \$270,000 over 10 years and \$5,000 annually to maintain it in perpetuity. Ms. Lardy advised that there is risk of further delay if the Airport Authority doesn't approve the proposed Negative Declaration for the Urban Airport Land Use Compatibility Plan.

7. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Mr. Leary requested an agenda item for a GFDC Letter of Appreciation for Gillespie Tower staff.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

There was no new business.

Ms. Trombi adjourned the meeting at 8:10 p.m. The next meeting of the GFDC will be at 6:00 p.m. Tuesday, October 20, 2009 in City Council Chambers, 200 Civic Center Way, El Cajon.

By   
Sunny Barrett, Program Coordinator